

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D-5.5 zone to an B-1 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a tavern/restaurant as has been its existing use since the early 1940's.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

SEE ATTACHED STATEMENT

MADE 3-E
4A
E. D. 12
DATE 1-30-87
200
1000
DP
S 11,270
E 27,475

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):

Joseph Minnick

(Type or Print Name)

Signature

Street or Box

City and State

Attorney for Petitioner:

F. Vernon Boozer

(Type or Print Name)

Signature

Street or Box

Towson, MD 21204

City and State

Attorney's Telephone No.: 828-9441

Legal Owner(s):

Dorothy Minnick

(Type or Print Name)

Signature

Street or Box

City and State

7100 Sollers Point Road

Street or Box

Baltimore, MD 21222

City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted

F. Vernon Boozer

Name

828-9441

Telephone No.



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

December 11, 1986

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Case No. R-87-105
Joseph Minnick, et al

Dear Mr. Boozer:

Enclosed is a copy of the Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

Kathi C. Weidenhammer
Kathi C. Weidenhammer
Administrative Secretary

Encl.

cc: James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

JOSEPH MINNICK, ET AL
Case No. R-87-105

order to obtain a remodeling permit. At this approximate time, Schiller's Furniture Store, a short distance away, burned to the ground. Mr. Minnick and Mr. Schiller are friends. It has been four years since Mr. Schiller's furniture store burned and because it was operating as a non-conforming use, he has just now obtained the necessary permits to replace the building. It was his major concern that, should the same thing happen to his business, he would have the same problems and therefore his desire to get his property rezoned properly now rather than wait for the comprehensive map process. It was his testimony that he had no intention to expand nor to build or change his business in any way if his petition is granted. This concluded Petitioners' case.

Mr. James Hoswell, planner, testified for the People's Counsel. He testified that this parcel was not an issue in the 1984 map process and since it was not an issue, to reclassify it in its existing classification was not an error. He testified that he participated in the Planning Board's meetings, who recommended the reclassification, and also conferred with the Director who recommended the property be rezoned comprehensively. It was his testimony that to reclassify this parcel as B-1 while the adjoining parcels are classified as D.R. 5.5 would be spot zoning but would be tempered by the physical use of all surrounding properties as non-residential uses. This concluded People's Counsel's case.

The Board is of the opinion that no harm to the neighborhood would be generated in any way by the granting of this B-1 zoning. The Board is persuaded that Mr. Minnick's concerns as to any potential catastrophe to his business are legitimate. The Board especially notes the almost total use of all neighboring and nearby properties in non-residential uses. The Board is therefore of the opinion that the requested petition to reclassify the parcel from

PETITIONERS' STATEMENT OF REASONS IN SUPPORT OF RECLASSIFICATION

A reclassification of the property is necessary to correct an error in the original zoning of the property. The fact that the property fronts a considerable thoroughfare attests to its being properly suited for business use. The original zoning maps should have designated this property as commercial, and at the very least, later maps should have been changed to correct the zoning of this property to commercial.

The existing use of the property, that of a tavern, has existed for nearly a century. The use thus pre-dates the zoning regulations and constitutes a non-conforming use. This long-standing, continuous use supports the claim that the property was improperly zoned originally. The location of the property with its neighboring uses further indicates that the subject property should be commercial. Of particular interest is the Connelly Funeral Home, a commercial use permitted by special exception, which is adjacent to the subject property.

Finally, the property's value is in the goodwill the existing business has established over the past years, as well as the alcoholic beverage license and improvements as a tavern. Under its current zoning, the property is unmarketable in that a prospective purchaser is hesitant to invest funds in a business whose continued existence is not certain. Substantial investment could be lost in the event of destruction by casualty. This unmarketability causes undue hardship.

A reclassification of the subject property is therefore necessary to correct what was an incorrect original classification. Further, it will legitimize a long-standing non-conforming use. Finally, it would remove the undue hardship which its unmarketability now causes.

Joseph Minnick
Dorothy Minnick
Daniel Minnick

JOSEPH MINNICK, ET AL
Case No. R-87-105

D.R. 5.5 to B-1. should be granted and will so order.

ORDER

It is therefore this 11th day of December, 1986, by the County Board of Appeals ORDERED that the Petitioners' request for a zoning reclassification of the subject property from D.R. 5.5 to B-1 be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Keith S. Franz

Patricia Phipps

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 12, 1984

Minnick's Restaurant and Tavern
7100 Sollers Point Road
12th District Baltimore County, Maryland

Beginning for the same at the southeast corner of Sollers Point Road and Raduhn Avenue as laid out and shown on the plat of "Raduhn", said plat being recorded among the land records of Baltimore County in Plat Book 5 folio 53; thence running and binding on the northeast side of Sollers Point Road South 36 degrees 21 minutes 33 seconds East 105.90 feet, thence leaving Sollers Point Road for three lines of division as follows North 52 degrees 19 minutes 52 seconds East 141.24 feet, North 35 degrees 29 minutes 46 seconds East 39.96 feet and North 87 degrees 32 minutes 53 seconds East 140.14 feet to the west side of Delvale Avenue, thence running and binding on the west side of Delvale Avenue North 2 degrees 51 minutes 07 seconds West 100 feet, thence leaving Delvale Avenue and running South 87 degrees 32 minutes 53 seconds West 152 feet to the east side of August Avenue, thence binding on the east side of August Avenue as follows: South 2 degrees 21 minutes 07 seconds East 30.54 feet and South 12 degrees 40 minutes 03 seconds East 17.18 feet to the north side of Raduhn Avenue, thence binding on the north side of Raduhn Avenue as follows: South 68 degrees 41 minutes 38 seconds West 173.91 feet and South 46 degrees 25 minutes 11 seconds West 33 feet to the place of beginning.

Containing 0.72 acres of land more or less.



JOSEPH, DOROTHY AND DANIEL MINNICK

#R-87-105

Item #21, Cycle III, 1986

SE corner Sollers Point Rd. and
Raduhn Ave., W/S Delvale Ave.
(7100 Sollers Point Road)

12th District

DR 5.5 to B-1.

0.72 acres

Feb. 28, 1986 Petition filed

F. Vernon Boozer, Esquire

614 Bosley Ave. (21204)

Counsel for Petitioner

James Earl Kraft
Baltimore County Board of Education
2124 Albemarle Road (21204)

940 York

Phyllis Cole Friedman

People's Counsel

Norman E. Gerber

James G. Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

IN THE MATTER OF
THE APPLICATION OF
JOSEPH MINNICK, ET AL
FOR ZONING RECLASSIFICATION
ON PROPERTY LOCATED AT THE
SE CORNER OF SOLLERS POINT
ROAD AND RADUHN AVENUE, W/S
DELVALE AVENUE (7100 SOLLERS
POINT ROAD)
FROM D.R. 5.5 to B-1.
12th District

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

CASE NO. R-87-105

OPINION

This case comes before this Board on petition for a reclassification from D.R. 5.5 to B-1 for a parcel of land containing 0.7 acre located on Sollers Point Road in Baltimore County. The case was heard this day in its entirety.

Petitioners presented as their only witness Mr. Daniel Minnick, one of the owners of the parcel. He described the business conducted on this parcel, which has existed since 1933 continuously. The business is known as Minnick's Restaurant and Bar. In February 1944, a permanent liquor license was issued for this tavern. He described the area and the surrounding uses in detail and submitted Petitioner's Exhibit #1 for the Board's evidence. It is apparent from his testimony that his restaurant is virtually surrounded by non-residential uses. There is, for example, a funeral home abutting his property operating under a special exception on D.R. 5.5 zoned land; there is a large distillery directly across the road that has been in operation there since 1936; and to the rear of his property is the Dundalk High School, a Baltimore County bus depot, and the Dundalk Community College. He further testified that a survey of the neighborhood produced no objection from any neighbors to the reclassification of the land on which the restaurant is now operating under a legal non-conforming use. Mr. Minnick testified that he did not even realize that he was operating as a non-conforming use until he had a survey run of his property in



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 19, 1986

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
SE/cor. Sollers Point Rd. and Radahn Ave., W/S
of Delvale Ave. (7100 Sollers Point Rd.)
12th Election District
Joseph Minnick, et al - Petitioners
Case No. R-87-105

Dear Mr. Booser:

This is to advise you that \$433.11 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Mr. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:med

east side of August Avenue, thence binding on the east side of August Avenue as follows:
South 2 degrees 21 minutes 07 seconds East 30.54 feet and South 12 degrees 40 minutes
03 seconds East 17.18 feet to the north side of Radahn Avenue, thence binding on the
north side of Radahn Avenue as follows: South 68 degrees 41 minutes 38 seconds West
173.91 feet and South 46 degrees 25 minutes 11 seconds West 33 feet to the place of
beginning.

Containing 0.72 acres of land more or less.

Being the property of Joseph Minnick, et al
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th
Posted for: Reclassification
Petitioner: Joseph Minnick, et al
Location of property: SE/cor. Sollers Point Rd. & Radahn Ave., W/S of Delvale Ave.
Location of Sign: 7100 Sollers Point Rd.
Remarks: Delvalle Avenue building, for Baltimore County
Posted by: [Signature]
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 6, 1986.

THE JEFFERSONIAN,

Susan Sander Obrecht
Publisher

Cost of Advertising
38.50

PETITION FOR
RECLASSIFICATION
Case No. R-87-105
LOCATION: Southeast Corner
Sollers Point Road and Radahn
Avenue, West Side of Delvale Avenue
PUBLIC HEARING: Tuesday,
November 25, 1986, at 10:00 a.m.
The County Board of Appeals for
Baltimore County, by authority of the
Baltimore County Charter, will hold a
public hearing.
To reclassify the property from a
D.R. 5.5 Zone to a B.L. Zone.
All that parcel of land in the 12th
Election District of Baltimore County
Beginning for the same at the south-
east corner of Sollers Point Road and
Radahn Avenue as laid out and shown
on the plat of "Radahn", said plat be-
ing recorded among the land records of
Baltimore County in Plat Book 5 folio
53; thence running and binding on the
northwest side of Sollers Point Road
South 36 degrees 21 minutes 07 sec-
onds East 105.90 feet, thence leaving
Sollers Point Road for three lines of
division as follows: North 52 degrees 19
minutes 52 seconds East 141.24 feet,
North 35 degrees 29 minutes 46 sec-
onds East 39.96 feet and North 27 de-
grees 32 minutes 53 seconds East 140.14
feet to the west side of Delvale Avenue,
thence running and binding on the
west side of Delvale Avenue North 2
degrees 51 minutes 07 seconds West 100
feet, thence leaving Delvale Avenue and
running South 87 degrees 32 minutes 53
seconds West 152 feet to the east side of
August Avenue, thence binding on the
east side of August Avenue as follows:
South 2 degrees 21 minutes 07 seconds
East 30.54 feet and South 12 degrees 40
minutes 03 seconds East 17.18 feet to the
north side of Radahn Avenue, thence
binding on the north side of Radahn Avenue
as follows: South 68 degrees 41 minutes
38 seconds West 173.91 feet and South 46
degrees 25 minutes 11 seconds West 33
feet to the place of beginning.
Containing 0.72 acres of land more
or less.
Being the property of Joseph Min-
nick, et al, as shown in plat plan filed
with the Zoning Office.
BY ORDER OF
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
Baltimore County
11007 Nov. 6

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

October 22, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
SE/cor. Sollers Point Rd. and Radahn Ave., W/S of
Delvale Ave. (7100 Sollers Point Rd.)
12th Election District
Joseph Minnick, et al - Petitioners
Case No. R-87-105

TIME: 10:00 a.m.
DATE: Tuesday, November 25, 1986
PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 11/22/86 ACCOUNT: 01-615-005
AMOUNT: \$ 100.00
RECEIVED FROM: Donathia Minnick
FOR: Reclass Sollers Pt & Radahn
VALIDATION OR SIGNATURE OF CASHIER

William T. Hackett
Hackett, Chairman
Board of Appeals
Counsel for Baltimore County

ZONING OFFICE FOR ADVERTISING AND
A WEEK BEFORE THE HEARING. THE
ZONING OFFICE ON THE DAY OF THE
HEARING, 614 BOSELEY AVENUE, TOWSON,

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 November 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement of
R-87-105 - P.O. #82462 - Req. #L96962 - 131 lines #
\$52.40.
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one week before the
7th day of November 1986; that is to say,
the same was inserted in the issues of Nov. 6, 1986

Kimbel Publication, Inc.
per Publisher.

By *K.E. O'Neil*

PETITION FOR
RECLASSIFICATION
CASE NO. R-87-105
LOCATION: Southeast Corner Sol-
lers Point Road and Radahn Avenue,
West Side of Delvale Avenue (7100
Sollers Point Road)
PUBLIC HEARING: Tuesday,
November 25, 1986, at 10:00 a.m.
The County Board of Appeals for
Baltimore County, by authority of
the Baltimore County Charter, will
hold a public hearing.
To reclassify the property from a
D.R. 5.5 Zone to a B.L. Zone.
All that parcel of land in the
12th Election District of Baltimore
County
Beginning for the same at the south-
east corner of Sollers Point
Road and Radahn Avenue as laid
out and shown on the plat of "Ra-
dahn", said plat being recorded
among the land records of Baltimore
County in Plat Book 5 folio 53;
thence running and binding on the
northwest side of Sollers Point Road
South 36 degrees 21 minutes 07 sec-
onds East 105.90 feet, thence
leaving Sollers Point Road for three
lines of division as follows:
North 52 degrees 19 minutes 52
seconds East 141.24 feet,
North 35 degrees 29 minutes 46 sec-
onds East 39.96 feet and North 27
degrees 32 minutes 53 seconds East
140.14 feet to the west side of
Delvale Avenue, thence running and
binding on the west side of Delvale
Avenue North 2 degrees 51 minutes
07 seconds West 100 feet, thence
leaving Delvale Avenue and running
South 87 degrees 32 minutes 53
seconds West 152 feet to the east
side of August Avenue, thence
binding on the east side of August
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21 minutes 07 seconds East 30.54
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the north side of Radahn Avenue,
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68 degrees 41 minutes 38 seconds
West 173.91 feet and South 46 de-
grees 25 minutes 11 seconds West
33 feet to the place of beginning.
Containing 0.72 acres of land more
or less.
Being the property of Joseph Min-
nick, et al, as shown in plat plan
filed with the Zoning Office.
BY ORDER OF
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
Baltimore County
11007 Nov. 6

PETITION FOR RECLASSIFICATION

CASE NO. R-87-105

LOCATION: Southeast Corner Sollers Point Road and Radahn Avenue,
West Side of Delvale Avenue (7100 Sollers Point Road)

PUBLIC HEARING: Tuesday, November 25, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore
County Charter, will hold a public hearing:

To reclassify the property from a D.R. 5.5 Zone to a B.L. Zone

All that parcel of land in the 12th Election District of Baltimore County

Beginning for the same at the southeast corner of Sollers Point Road and
Radahn Avenue as laid out and shown on the plat of "Radahn", said plat being recorded
among the land records of Baltimore County in Plat Book 5 folio 53; thence running and
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46 seconds East 39.96 feet and North 27 degrees 32 minutes 53 seconds East 140.14 feet
to the west side of Delvale Avenue, thence running and binding on the west side of
Delvale Avenue North 2 degrees 51 minutes 07 seconds West 100 feet, thence leaving
Delvale Avenue and running South 87 degrees 32 minutes 53 seconds West 152 feet to the

IN THE MATTER OF THE PETITION : BEFORE THE COUNTY BOARD OF APPEALS
FOR ZONING RECLASSIFICATION : OF BALTIMORE COUNTY
FROM D.R. 5.5 TO B.L. ZONE :
SE Corner of Sollers Point Rd. :
and Radahn Ave., 12th District :
JOSEPH MINNICK, et al., : Case No. R-87-105, Item 21, Cycle IIII)
Petitioners :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary
or final Order.

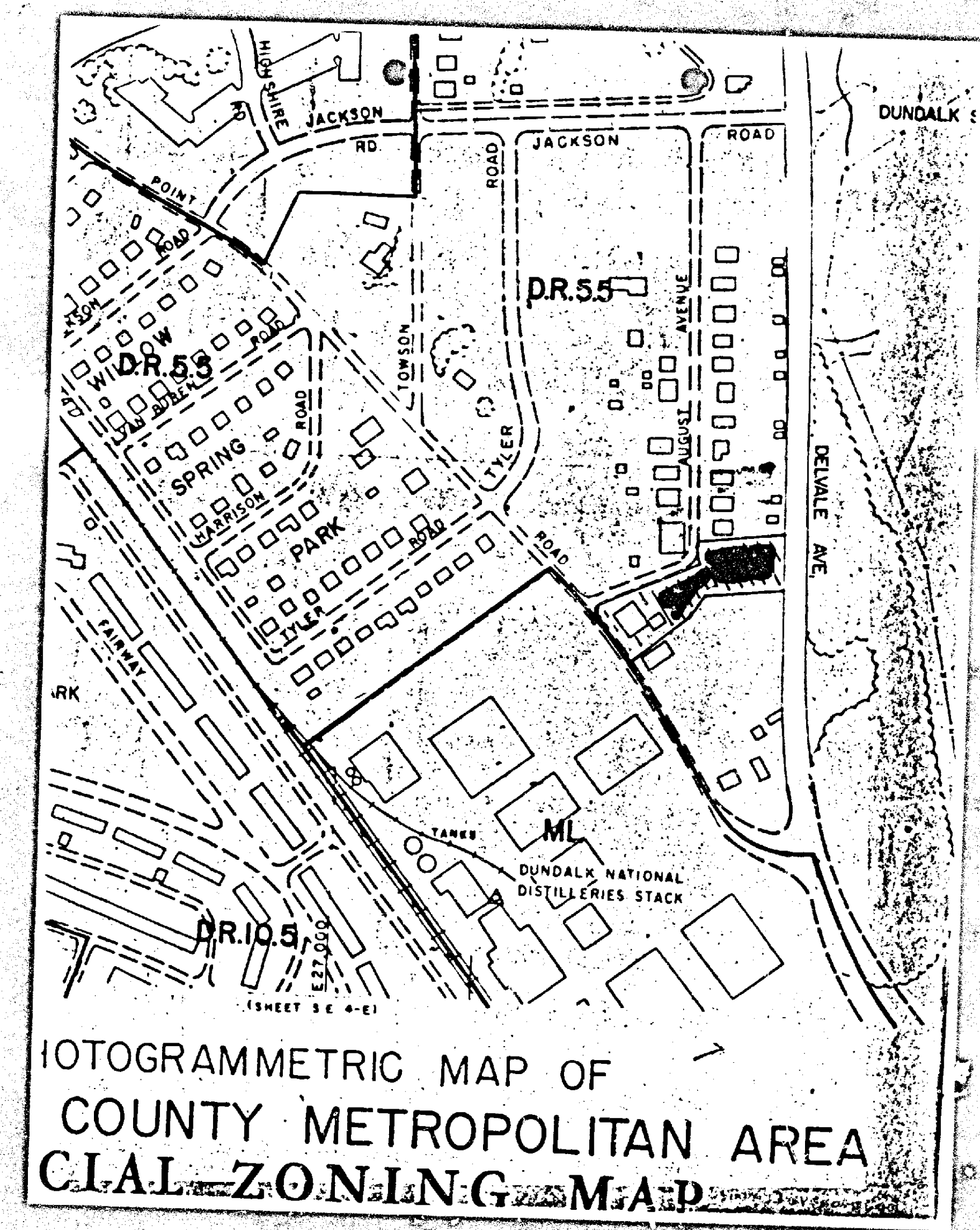
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

RECEIVED
COUNTY BOARD OF APPEALS
1986 AUG -6 A 11 09 C

I HEREBY CERTIFY that on this 6th day of August, 1986, a
copy of the foregoing Entry of Appearance was mailed to F. Vernon
Booser, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for
Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



PHOTOGRAMMETRIC MAP OF
COUNTY METROPOLITAN AREA
CIAL ZONING MAP

MARS SUPER
MARKET

MARS OFFICES

EAST AVE

DUNDALK
High School

BALT CO
BUS
Depot

Kimball Mt.

App Ex #2

DUNDALK
C C

DeLvalle Ave

Holabird Ave

APARTMENT

APARTMENT

New
De L.

VAN BUREN RD

H H H H H

AGUSTA

H H H H H

De P WAC
H

JYRAS
H

minnick's
H

minnick's
lots

minnick's
lots

PARKING
BTH
FUNERAL
Home
MINNIE'S
CANNINGS
FUNERAL
Home

MINNICK'S

MINNICK'S

CORNER

Soller's Pt Rd

Balt Pure Rye Dist.

H

H

H

WAREHOUSE

OFFICE

WAREHOUSE

WAREHOUSE

DUNDALK
Lumber
Co

BALL
FIELDS

H

H

MINNICK'S
lots

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 21, 1986

COUNTY OFFICE BLDG.
111 M. Chesapeake Ave.
Towson, Maryland 21204

cc:

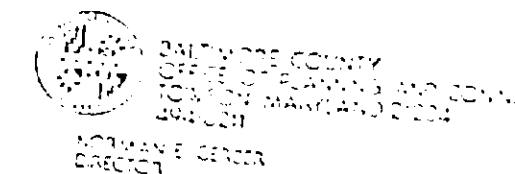
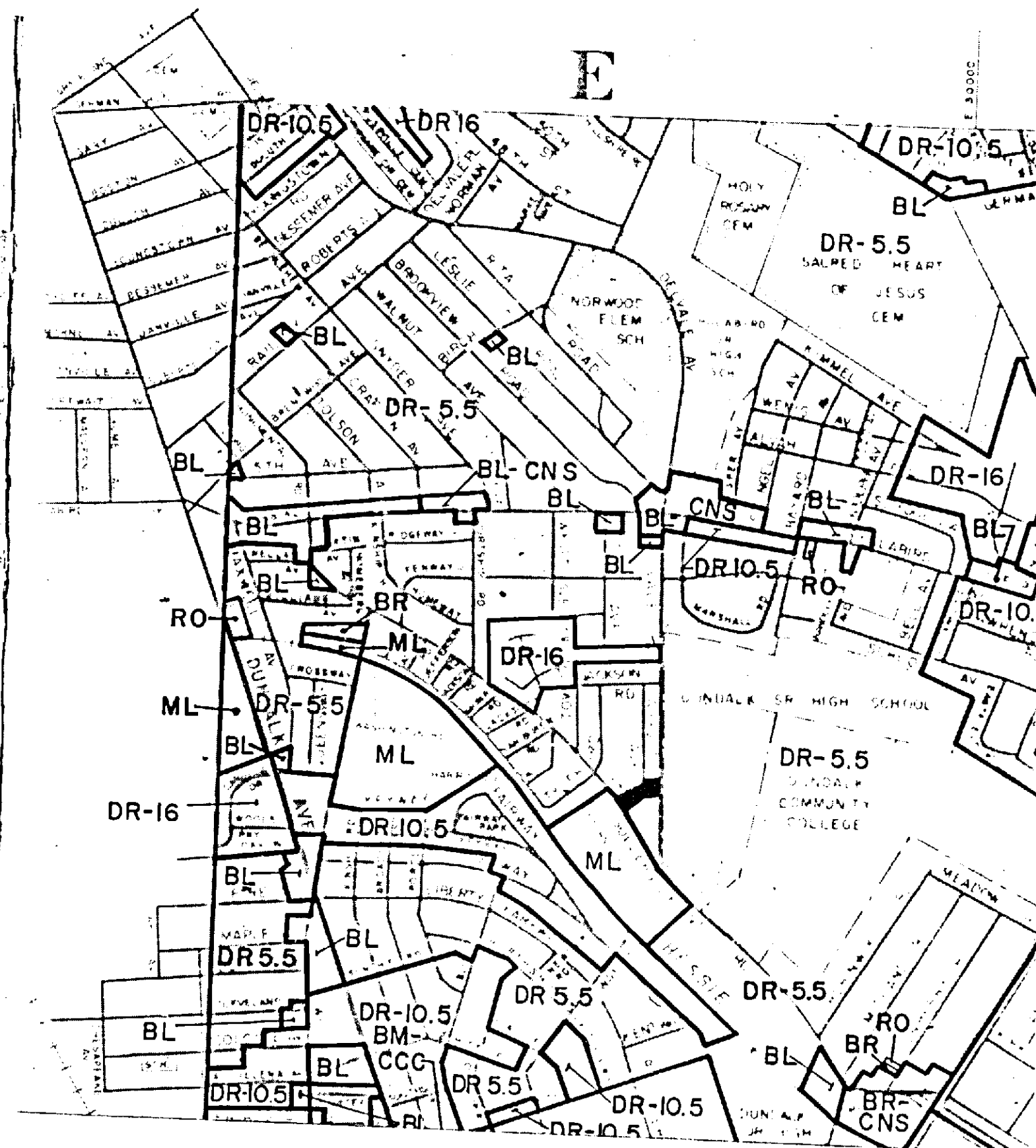
F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204RE: Item No. 21 - Cycle No. III
Petitioner: Joseph Minnick, et al
Reclassification Petition

Dear Mr. Boozer:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 24, 1986. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Mr. Joseph Minnick
Zoning Commission
County Office Building
Towson, Maryland 21204

APRIL 23, 1986

Re: Zoning Advisory Hearing of Cycle III - Reclass.
Item # 21 - Cycle III
Property Owner: JOSEPH MINNICK, et al
Location: SE/Cor. Solers Point Rd. & Raduhn Ave. W/S Delvale Ave.
(7100 Solers Point Rd.)
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment. AT THIS TIME.
- () A County Review Group meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Planning calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-29 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The proposed development plan was approved by the Planning Board.
- () The property is located in a designated County Land Use Manual, Bill 173-79. No building permit may be issued until a Review Certificate has been issued.
- () The deficient service is noted in a specific area controlled by a high level traffic capacity may become more limited. The traffic service review is recommended annually by the County Council.
- (X) IF SUBJECT PROPERTY IS REZONED, ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REQUIREMENTS OF BILL 256-86 OF THE DEVELOPMENT REGULATIONS.

cc: James Hackett

Eugene A. Baker
Chief, Current Planning and DevelopmentBALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman
Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III
Item No. 21
Property Owner: Joseph, Dorothy and Daniel Minnick
Location: SE/Cor. Solers Point Rd. and Raduhn Ave., W/S Delvale Ave. (7100 Solers Point Rd.)
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
Acres: 0.72 acres
District: 12th Election District

Dear Mr. Hackett:

The present D.R. 5.5 zoning for this site can be expected to generate approximately 40 trips per day, and the proposed B.L. zoning can be expected to generate 360 trips per day.

Very truly yours,

Michael S. Flahgan
Michael S. Flahgan
Traffic Engineer Associate II

MSF:lt

Page Two
Item No. 21, Cycle III
October 21, 1986

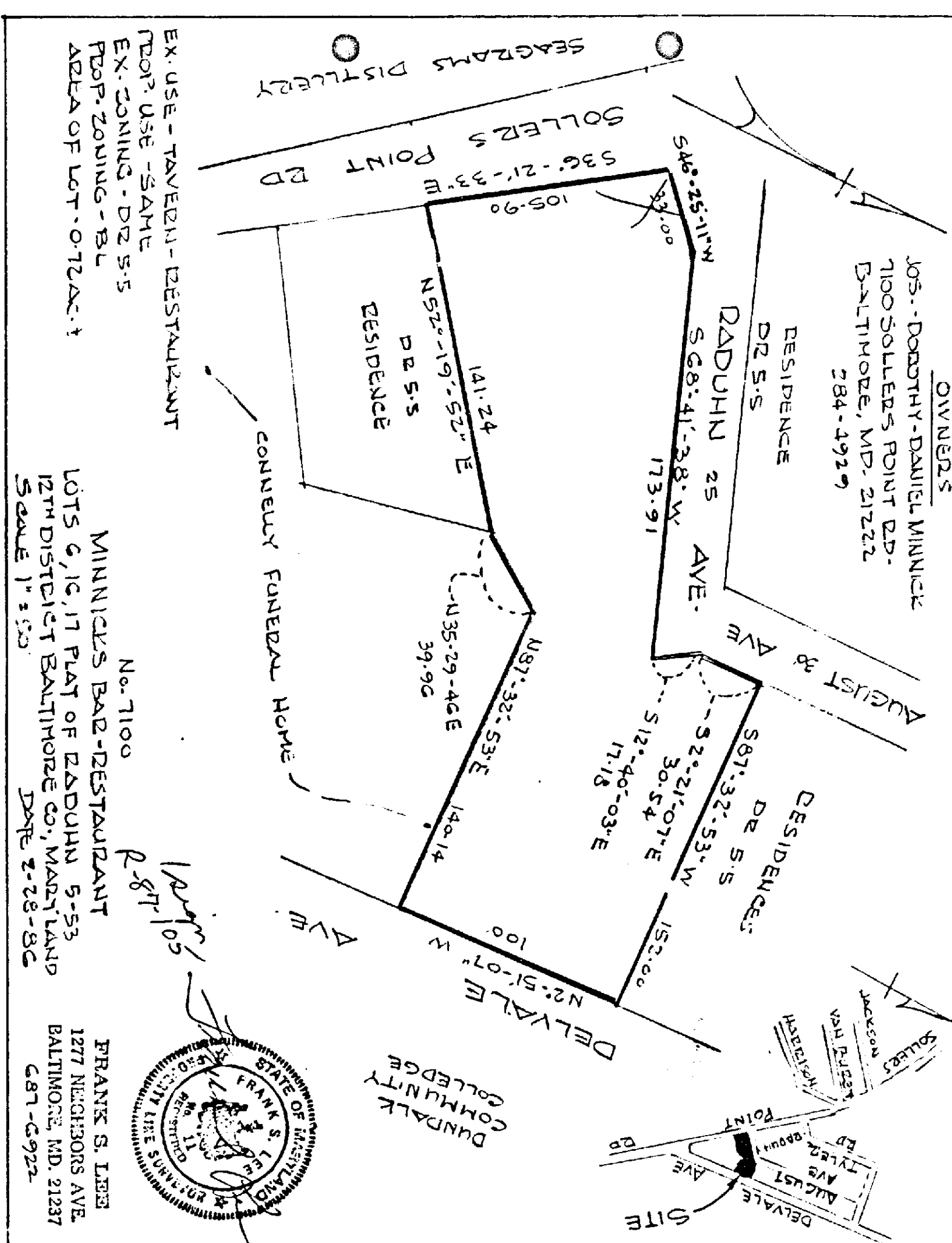
If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb (MS018)

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY, MARYLAND

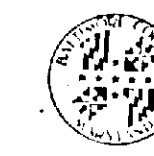
INTER-OFFICE CORRESPONDENCE

William F. Hackett - Chairman
TO: Appeals Board
Charles E. "Ted" Burman
FROM: Plans Review Chief, Department of Permits & Licenses
SUBJECT: April - October 1986 - Zoning Classification - Cycle III

Item # 21 Property Owner: Joseph, Dorothy and Daniel Minnick
Contract Purchaser: SE/Cor. Solers Point Road and Raduhn Ave., W/S Delvale Ave. (7100 Solers Point Road)
Location: D.R. 5.5
Existing Zoning: B.L.
Proposed Zoning: B.L.
Address: 0.72 Acres
District: 12th. Election District

Section 103.1 of Council Bill #17-85 which deals with "continuation of an existing use" appears to be applicable here. However, should there be any exiting problems or fire safety problems that could affect the welfare of the general public, such problems would be required to be corrected under a legitimate alteration permit.

CEB/vw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

May 13, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Joseph, Dorothy and Daniel Minnick

Location: SE/Cor. Solers Point Rd. and Raduhn Ave. W/S Delvale Ave. (7100 Solers Point Road)
Item No.: 21 Zoning Agenda: Cycle III
4-86 - 10-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Carl J. Kelly* Noted and Approved:
Planning Group
Special Inspection Division

John F. O'Neill
Fire Prevention Bureau

/mb